



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 6, 2022

TO: Mayor Jeffrey Caggiano
City Council

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **City Council Referral – Lot 29-68 School Street
BPW Recommendation to Acquire Parcel**

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2022 JUN -6 PM 4:45
TOWN AND CITY CLERK
BRISTOL, CT

The Board of Public Works voted at its May 19, 2022 meeting to recommend City Council take the following action:

Approve the City of Bristol acquisition of the parcel identified as Lot 29-68 School Street for the purpose of providing parking for the West End. The Board of Public Works understands construction of a parking may/will require a variance of City Zoning regulations and the proposed parking lot may be limited to 6 parking spaces.

A copy of a memorandums to the Board of Public Works on this item dated May 12, 2022 is attached for reference purposes.

Feel free to contact me with any questions / concerns at 860-584-6125.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: May 12, 2022

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **City Council Referral – Lot 29-68 School Street**

The DPW is in receipt of the attached referral requesting information associated with potential DPW/City use of the parcel identified as 29-68. As the BPW is aware, the CT DOT is proposing a major project to reconstruct the intersection at CY Route 72/69.. The DOT's proposed West End intersection construction project will improve traffic flow and have a positive impact on the City when completed, however the two-year construction period poses traffic flow and parking challenges in the area.

City acquisition of Parcel 29-68 on the surface provides the potential for much needed parking in the West End, however **due to the geometry Parcel 29-68 full development of the lot as municipal parking will NOT comply with City Zoning regulation.** Pursuant to City zoning regulation, parking lot requirements consist of a 25 ft. wide access way (two way traffic adjacent to parking), 18 ft. parking space depth and a 5 ft.(may be reduced with fencing) landscaping area between edge of pavement and lot line. Therefore a lot width of approximately 45 ft. is required to support construction of a zoning-compliant parking lot. The maximum lot width of Parcel 29-68 appears to be 52 ft. with the average and minimum lot width of 45 ft. and 35 ft. respectively. Based a preliminary review the lot configuration allows for greater compliance with zoning on the northern portion of the lot (closer to road). Since the lot narrows to the south compliance becomes more of a challenge as the distance increase from the road.

With that said, the City **MAY** obtain zoning variances to facilitate the construction of a non-compliant parking lot. As indicated in the attached aerial, the lot in question is currently utilized for parking, therefore the basis of a variances request starts with a prudent design and it appears that a layout can be developed which limits the parking lot to 6 spaces. Required zoning variance (if any) will be dependent on actual lot dimensions as determined a licensed surveyor. Required variance are subject to the approval of the City's Zoning Board of Appeals.

In addition, the parcel is located in an area designated as a FEMA floodway that will prevent the addition of fill in the area and pose a challenge to development.

The timing of the potential lot acquisition and parking lot design, permitting (**IF APPROVED**) and construction may also limit the benefit during the CT DOT's West End Intersection project. Assuming the acquisition in August 2022, completion of parking lot is estimated September 2023. Irrespective of the benefit during construction, I do feel that even the addition of 6 space would have a long-term benefit to the West End. Long term additional parking is required in part due to the reduction in the existing parking lot on the north side of CT Route 72 increasing the demand for parking east of CT Route 69.

I would state that this analysis is based on lot geometry and the need for parking in the West End only. It does not include a cost analysis of the lot (waiver of taxes/if any). I would also say, as with any older section of the City, environmental concerns may exist. As indicated in the attached email I have contacted the DOT requesting information they may have regarding environmental concerns in the area, however to date I have not received any information.

Please feel free to contact me with any questions / concerns at 860-584-6113.

